

Building Form Guidelines for the Planning Board Town of Marion

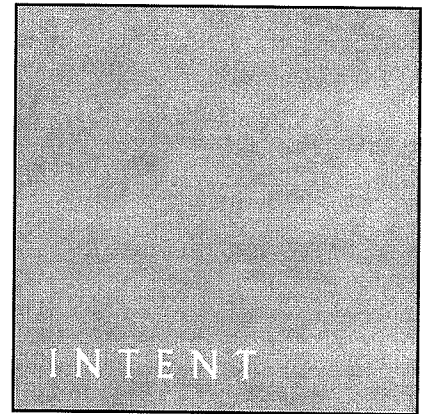
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prepared by:

CIVITAS

ARCHITECTS & PLANNERS LLP

245 MAIN STREET WAREHAM MA 02571
TEL (508) 291-0050 FAX (508) 291-0153
OFFICE@CVTAS.COM



These guidelines are intended to facilitate planning for commercial growth in the Town of Marion. The guidelines were developed from a study of the buildings throughout the Town and particularly in the following commercial districts: (1) the crossroads of Routes 6 and 105, (2) the village center, (3) the hilltop area of Route 6 east of the crossroads, and (4) the intersection of Route 6 and Point Road.

The village of Marion has been cited for having one of the most consistent and intact collections of 19th century architecture in the Commonwealth. As Edward Gordon writes in his 1998 architectural survey of Marion, "Few Massachusetts town centers possess the charm and historic character of Marion's Wharf Village.... Its truly remarkable character is inherent in its dense, unusually extensive concentration of primarily nineteenth century residences...." The architectural traditions of Marion are not limited to the village. While the districts vary somewhat in architectural character, the buildings, in general, reveal consistencies which form a local tradition or shared aesthetic and lend a certain character to the town.

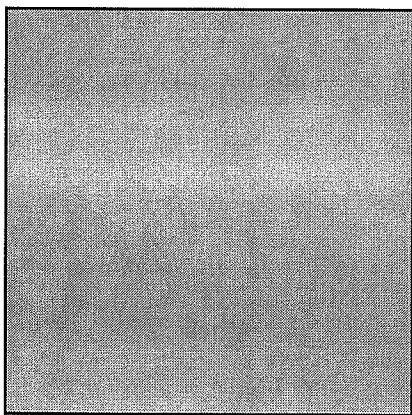
The objectives of these guidelines are the following:

- To capture the architectural character of the Town of Marion;
- To facilitate re-exerting that character in areas which have been affected in recent years by changes not in keeping with the Town's traditional character;
- To provide a tool for developers and owners in preparing their proposals and designs;
- To create a reference for Town agencies reviewing proposals for change and development.

These guidelines do not mandate a style, but an approach. It is the shapes of buildings and their relationships that create a 'fabric' or texture, and together these create the overall character of a place. The buildings and their relationships to each other and to the street reflect the history of the Town. These guidelines are implemented to foster commercial growth in Marion that reflects the traditional character of the town through attention to scale, proportion, and context.

The District Character Elements sections of these guidelines examine the characteristics of existing building forms in each of the districts. The Building Form Guidelines depict and discuss the attributes of Marion architecture in detail.

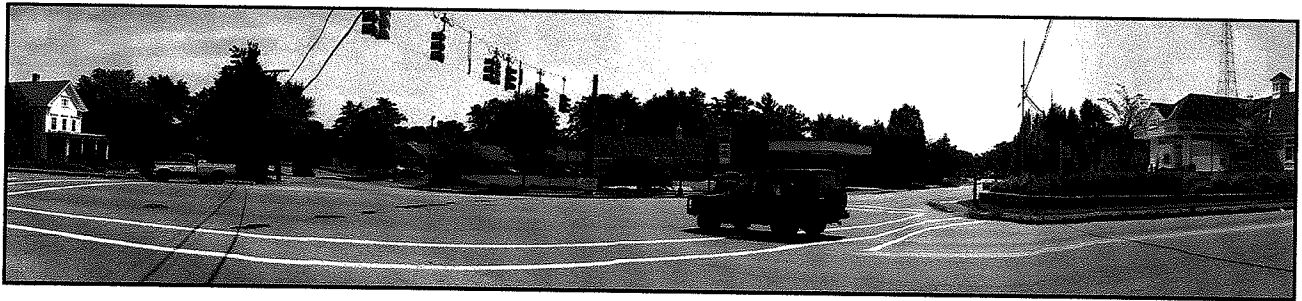
When planning future renovations and new construction, consult both the *Character Elements* section for the district which applies to your property and the *Building Form Guidelines* to understand the basis, and the guide, for designing your project.



FOUR CORNERS

AT ROUTES 6 AND 105

INTRODUCTION



While a concentration of historic structures exists in the village center, architecture from the same era emanates outward to the Four Corners, the intersection at Routes 6 and 105. For a century, two proud Greek Revival residences flanked Front Street immediately south of Route 6. One was demolished to make way for a Cumberland Farms. In the last two decades, the art of town-growing has become better understood. We now realize that a Cumberland Farms and a Greek Revival no longer have to be at odds, but in fact could become one and the same. It is with this better understanding that the Town undertakes the implementation of these guidelines.

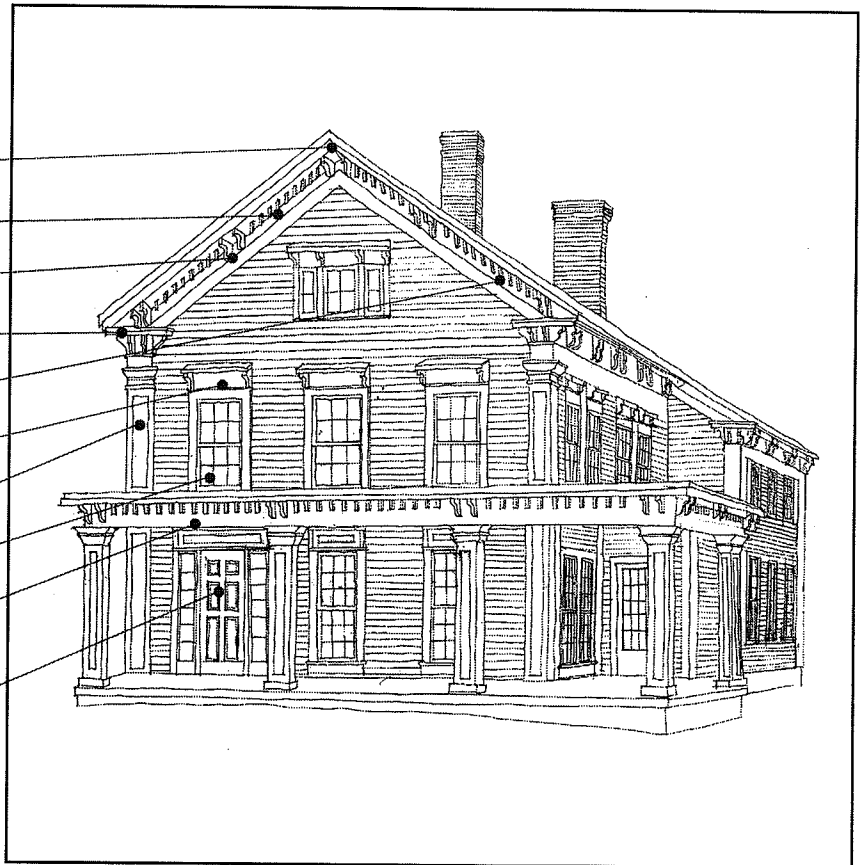
The purpose of promoting a consistent, human scale "fabric" or "streetscape" in this location is, first, increased safety and visual clarity for both pedestrians and drivers, and second, an improved sense of place at the gateway into the village of Marion.

The buildings from this district that are examined in the following pages represent a long period of town history. It is the evolving character and building geometries of this area that are of concern. These guidelines, therefore, recommend geometries which will reflect the traditional character, and thus maintain and strengthen the appealing scale and fabric, of the Town of Marion.

LOCAL CHARACTER ELEMENTS

FOUR CORNERS TYPE ONE FRONT GABLE GREEK REVIVAL

gable facing street —
dentals —
brackets —
wide frieze —
generous overhang —
accentuated window head trim —
corner columns —
smaller panes in windows —
covered, articulated entry —
paneled front door, with
sidelights and transom —



TYPICAL CHARACTERISTICS

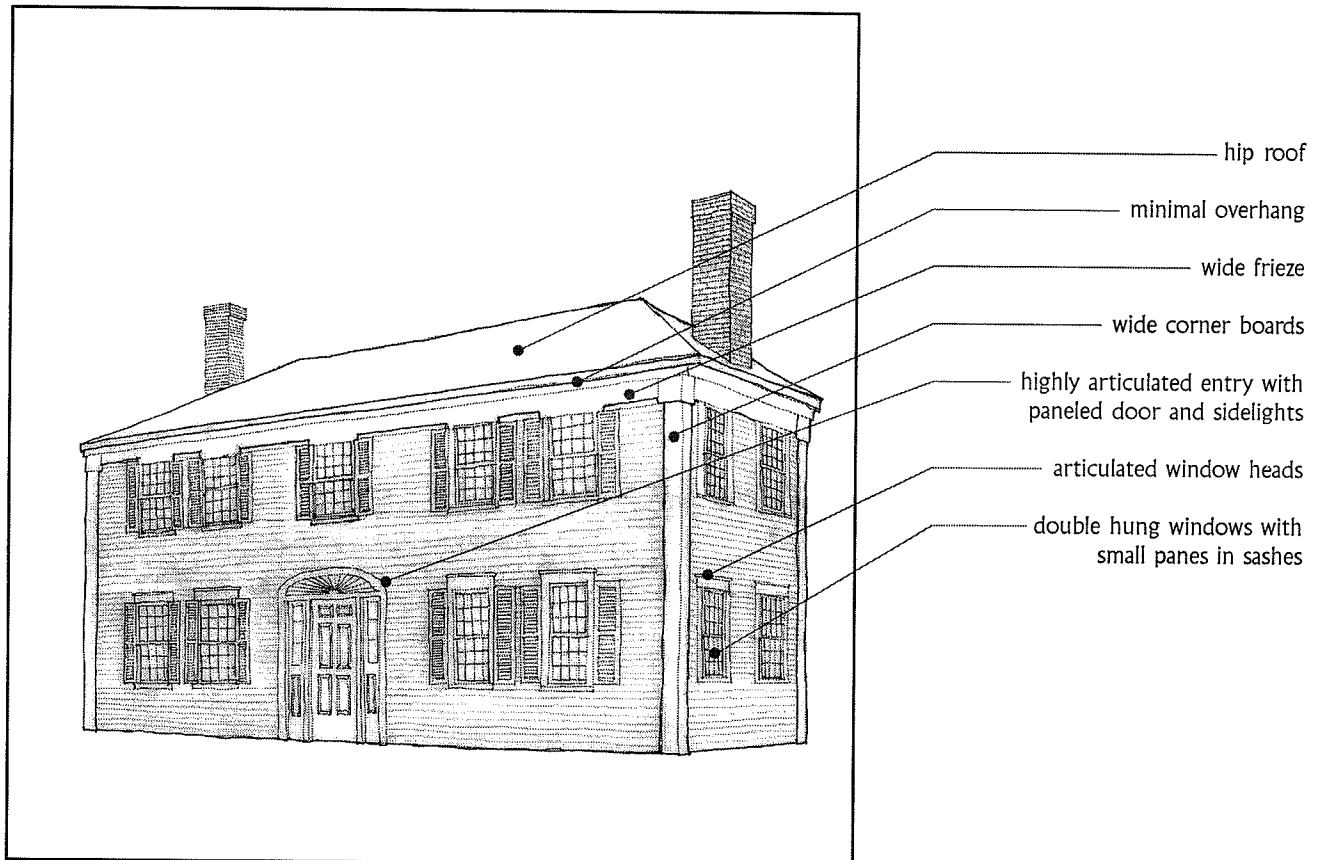
<i>roof type</i>	gable
<i>roof pitch</i>	9:12 or greater
<i>massing</i>	addition set back from the face of the main structure, smaller, in proportion
<i>layout</i>	gable end, usually two rooms wide, facing street
<i>entry</i>	articulated (in this example, a one-story porch wraps the front of the structure)
<i>eave height</i>	two stories
<i>siding</i>	wood clapboard
<i>windows</i>	balanced placement, double-hung sashes, muntins, generous and articulated head trim
<i>door</i>	paneled, accentuated head trim (transom), sidelights common
<i>trim</i>	generous and articulated
<i>chimneys</i>	brick

FOUR CORNERS

TYPE TWO

FEDERAL OR ADAM STYLE

LOCAL CHARACTER ELEMENTS



TYPICAL CHARACTERISTICS

<i>roof type</i>	hip or gable
<i>roof pitch</i>	8:12 or greater
<i>massing</i>	simple
<i>layout</i>	one or two rooms wide with length of house parallel to street
<i>entry</i>	decorative trim supported by pilasters; often sidelights and fan or transom lights
<i>eave height</i>	two stories
<i>siding</i>	wood, generally clapboard, sometimes shingle
<i>windows</i>	double-hung sashes, often with 12/12, 8/12, 9/9, 6/9 muntins or smaller panes in each sash; symmetrical placement; windows sometimes have decorative trim at the head trim
<i>door</i>	sidelights and fan or transom lights above paneled door
<i>trim</i>	wide
<i>chimney</i>	located centrally or at each gable end wall

LOCAL CHARACTER ELEMENTS

FOUR CORNERS TYPE THREE

ONE-AND-A-HALF STORY FRONT GABLE

- 10:12 roof pitch
- accentuated window and door head trim
- cornice return
- broad trim and overhang
- smaller addition set back from the front facade
- recessed/protected entry, also highly articulated
- paneled door with sidelights
- corner pilasters



TYPICAL CHARACTERISTICS

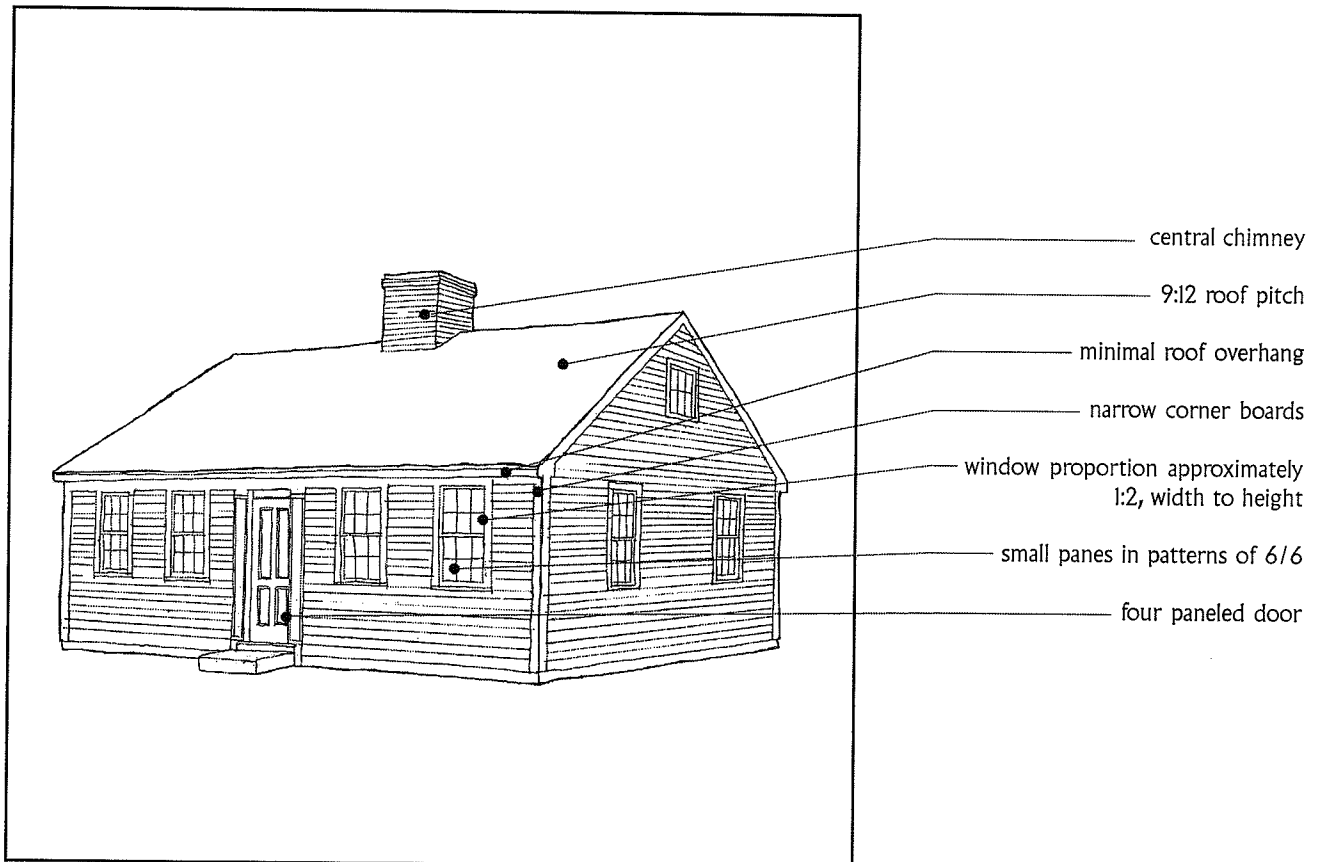
<i>roof type</i>	gable
<i>roof pitch</i>	9:12 or greater
<i>massing</i>	simple or complex
<i>layout</i>	gable facing the street
<i>entry</i>	protected, articulated
<i>eave height</i>	one-and-a-half stories
<i>siding</i>	wood clapboard or shingle
<i>windows</i>	balanced placement
<i>door</i>	paneled
<i>trim</i>	accentuated window and door head trim; pilasters prevalent at entry and at building corners
<i>chimneys</i>	brick

FOUR CORNERS

TYPE FOUR

CAPE COD

LOCAL CHARACTER ELEMENTS



TYPICAL CHARACTERISTICS

<i>roof type</i>	gable; minimal (6" to 9") overhang
<i>roof pitch</i>	9:12 to 12:12
<i>massing</i>	simple
<i>layout</i>	usually one or one-and-a-half rooms wide with length of house parallel to street
<i>entry</i>	generally articulated trim at the front entrance, sometimes with a transom above
<i>eave height</i>	one or one-and-a-half stories
<i>siding</i>	wood clapboard, shingle, or clapboard at front elevation and shingle at other elevations
<i>windows</i>	double hung sashes with smaller panes generally in patterns of 12/12, 8/12, 9/9, 6/9; symmetrical placement
<i>door</i>	four or six panels
<i>trim</i>	simple
<i>chimney</i>	brick, central location

LOCAL CHARACTER ELEMENTS

FOUR CORNERS

TYPE FIVE

FRONT GABLE, COMMERCIAL

COMMERCIAL REUSE

9:12 roof pitch

wide trim and large overhang

large percentage of glazing
at commercial first floor

muntins in windows

paneled door (with glass)

recessed/protected entry



TYPICAL CHARACTERISTICS

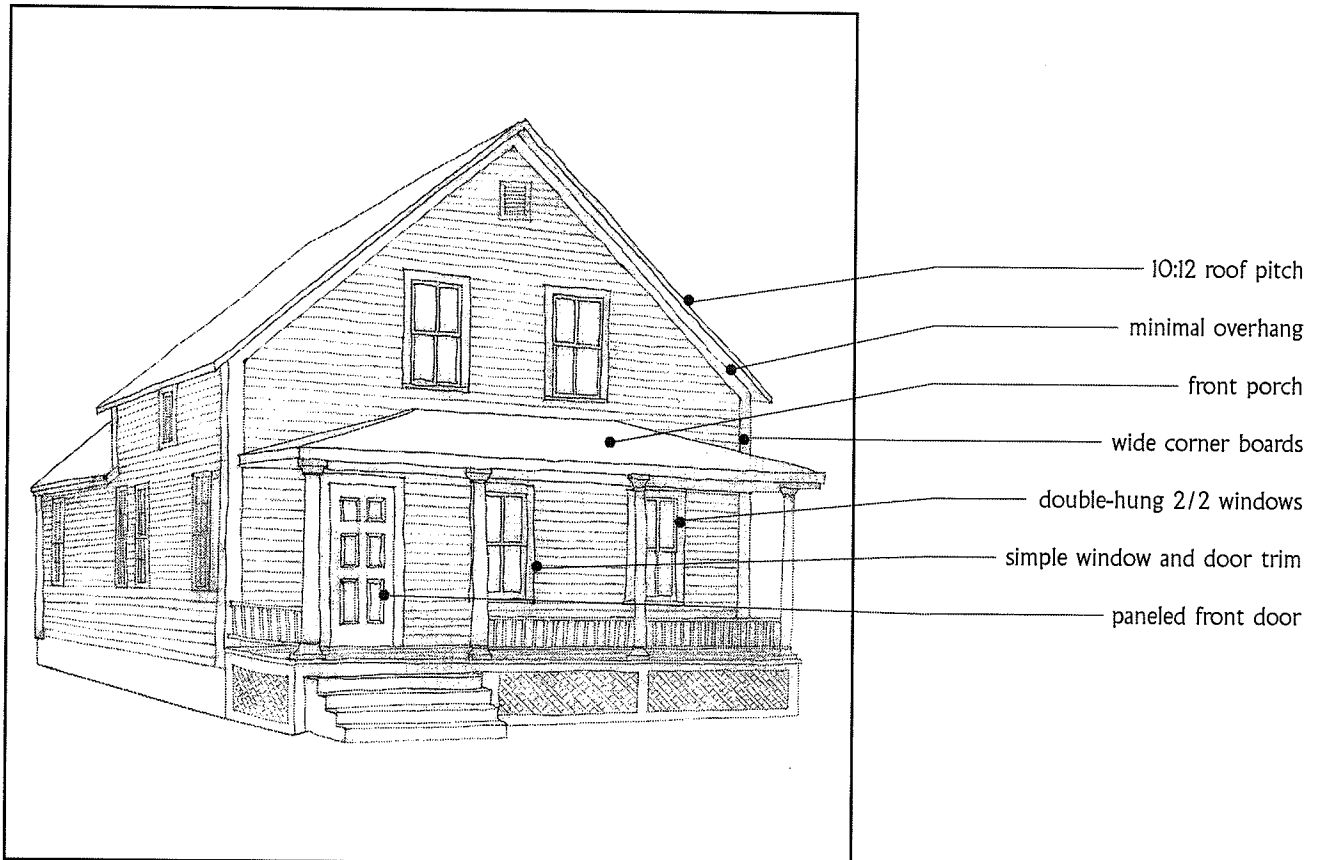
<i>roof type</i>	gable
<i>roof pitch</i>	at least 9:12
<i>massing</i>	complex; side addition smaller and in proportion
<i>layout</i>	gable facing the street
<i>entry</i>	protected, accentuated
<i>eave height</i>	one, one-and-a-half, or two stories
<i>siding</i>	wood clapboard or shingle
<i>windows</i>	more glass at first floor commercial space; balanced placement; muntins
<i>door</i>	paneled (with glass)
<i>trim</i>	wide trim accentuates main facade
<i>chimney</i>	n/a

FOUR CORNERS

TYPE SIX

SIMPLE FRONT GABLE

LOCAL CHARACTER ELEMENTS



TYPICAL CHARACTERISTICS

<i>roof type</i>	gable
<i>roof pitch</i>	ranges from 8:12 to 12:12
<i>massing</i>	simple; addition sits back from face of main structure and is smaller and in proportion
<i>layout</i>	gable end, usually two rooms wide, faces street
<i>entry</i>	covered entry or one-story porch at the front elevation
<i>eave height</i>	one-and-a-half-story
<i>siding</i>	wood shingle
<i>windows</i>	balanced placement, often 2/2
<i>door</i>	paneled
<i>trim</i>	simple trim
<i>chimney</i>	n/a

LOCAL CHARACTER ELEMENTS

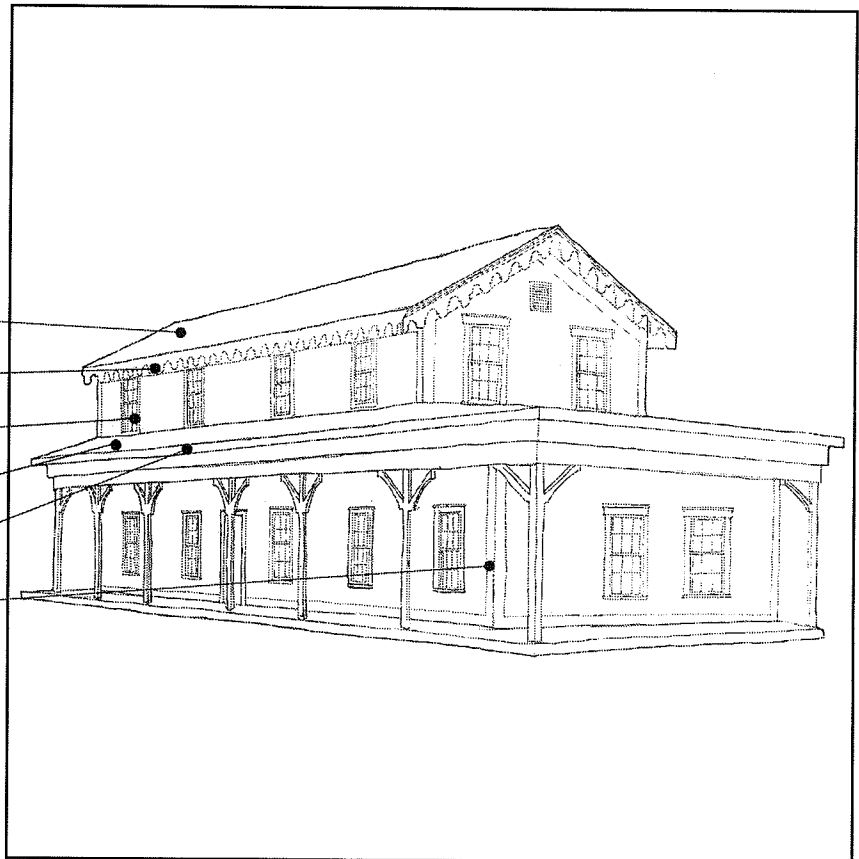
FOUR CORNERS

TYPE SEVEN

SPECIALIZED/PUBLIC BUILDING

REUSE
(FORMER TRAIN STATION)

- gable roof with 8:12 pitch
- decorative eave treatment
- double-hung windows with muntins
- porch roof with lower slope
- arcade/overhang
- corner boards

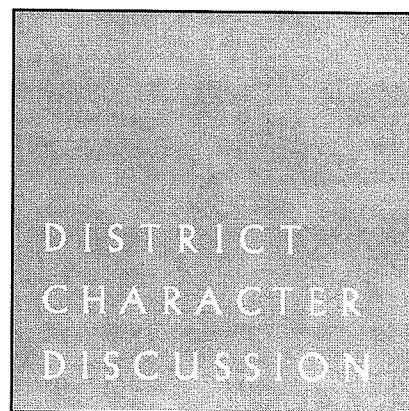


TYPICAL CHARACTERISTICS

<i>roof type</i>	gable or hip; protective covering overhanging first floor
<i>roof pitch</i>	main roof pitch 8:12 or greater; porch roof has a lower slope
<i>massing</i>	simple or complex
<i>layout</i>	main facade faces street; addition, to the side or to the rear, in proportion to main structure
<i>entry</i>	protected
<i>eave height</i>	one to two stories
<i>siding</i>	wood
<i>windows</i>	balanced placement
<i>door</i>	paneled; centrally located on main structure
<i>trim</i>	articulation (in this case, the eaves) brings attention to a public building
<i>chimney</i>	n/a

FOUR CORNERS

AT ROUTES 6 AND 105



The predominant style of the Four Corners district is a Front Gable, in the style of the Romantic or Victorian Era or a simplified style. This shape was found to be very efficient for building on properties in denser neighborhoods where street frontage was limited because the length of the building ran back with the depth of the property. There are also examples of Federal and Cape Cod style buildings where the length of the building is parallel to the street.

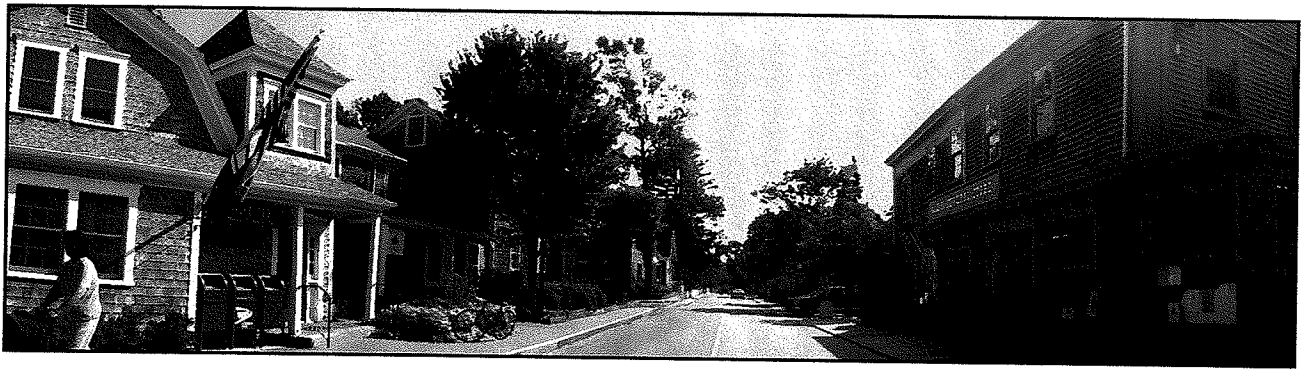
Regardless of style, the traditional buildings in the area have the following characteristics:

- roof type:* gable or hip
- roof pitch:* at least 8:12
- massing:* original buildings have simple forms; additions are smaller and set back from the main facade, to the side or to the rear
- layout:* varies according to style
- entry:* pronounced main entry, by virtue of paneled front door, trim and detail; faces the street; common entrance has overhead protection
- eave height:* one-and-a-half or two stories high at eaves
- siding:* wood shingle or clapboard siding
- windows & doors:* symmetrical or balanced placement; approximately 20-30% of the façade has fenestration or openings. For commercial buildings, increased first floor fenestration is encouraged. Windows are double-hung and proportional in overall size, as well as pane size, to the building in elevation; windows have muntins. Doors are paneled.
- trim:* wood trim is a minimum of 4½" at windows and doors; front/main entries generally display wider trim; corner boards, frieze, and fascia boards are generally a minimum of 7"; different widths are appropriate for different styles
- chimney:* brick or stone is acceptable

These characteristics were developed into the *Building Form Guidelines* at the end of this booklet. All renovations and new construction in the District should meet the *Building Form Guidelines*. It is the intent of these guidelines to promote architectural geometries in the District which reflect the above characteristics and at the same time allow for outstanding design, so that a heritage of quality forms and fabric is carried on in the Town.

VILLAGE CENTER

INTRODUCTION



The Village Center of Marion is a compelling three-dimensional fabric of mostly 19th century residences and civic buildings woven into a tight and intricate pattern. The remarkable sense of place in the Village Center surrounding the buildings and byways is magnified by a backdrop of small boats, towering masts, and the bright water of Buzzards Bay. Homes, churches, municipal buildings, a general store, post office, and schools offer their geometries in a relationship or pattern which speaks of strong community.

The buildings examined on the following pages are from the Village Center. They represent an impressive collection of historic southeastern New England architecture. The village's strength is its consistent density of traditional architectural forms and details. It is with a concern for continuity and thoughtful evolution for the Village Center that these Guidelines are hereby implemented. These Guidelines are intended to foster the continuation of the traditional character, and thus maintain the appealing scale, proportions and fabric of the Village Center in Marion.

LOCAL
CHARACTER
ELEMENTS

VILLAGE CENTER
TYPE ONE
FRONT GABLE GREEK REVIVAL

gable facing street

roof features take up not
more than one third of
length along eave

roof pitch 9:12

cornice and frieze return

corner columns

wide overhang and trim

windows with muntins

more glass on first floor
commercial space



TYPICAL CHARACTERISTICS

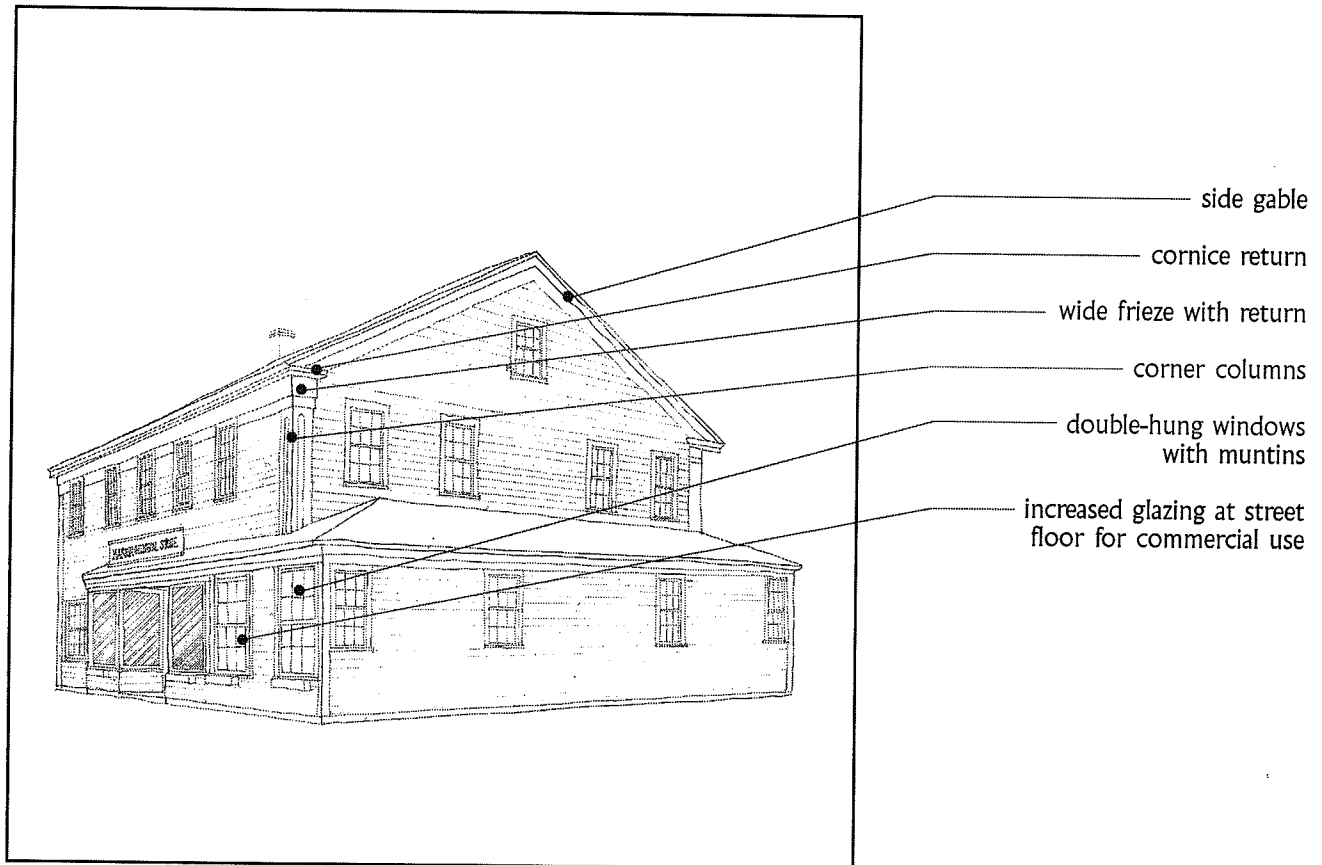
<i>roof type</i>	gable
<i>roof pitch</i>	ranges from 9:12 to 12:12
<i>massing</i>	simple
<i>layout</i>	gable facing street
<i>entries</i>	protected, recessed, articulated
<i>eave height</i>	two stories
<i>siding</i>	wood clapboard
<i>windows</i>	symmetric placement, window size decreases in upper stories, preferably in proportion
<i>door</i>	paneled; symmetric placement
<i>trim</i>	generous
<i>chimney</i>	n/a

VILLAGE CENTER

TYPE TWO

SIDE GABLE GREEK REVIVAL

LOCAL CHARACTER ELEMENTS



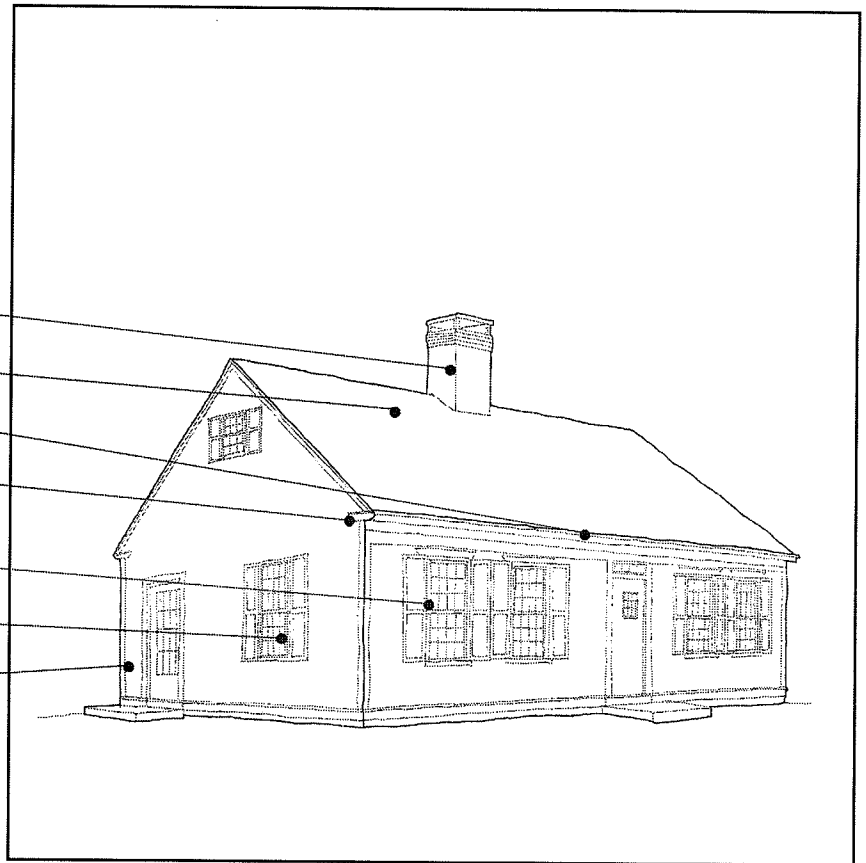
TYPICAL CHARACTERISTICS

<i>roof type</i>	gable
<i>roof pitch</i>	ranges from 9:12 to 12:12
<i>massing</i>	simple or complex
<i>layout</i>	gable at side; addition smaller in proportion to main structure
<i>entry</i>	covered
<i>eave height</i>	one or two stories
<i>siding</i>	wood clapboard
<i>windows</i>	balanced placement of double hung sashes; more glass area at first floor for commercial use
<i>door</i>	usually paneled, with accentuated head trim
<i>trim</i>	generous
<i>chimney</i>	brick

LOCAL
CHARACTER
ELEMENTS

VILLAGE CENTER
TYPE THREE
CAPE COD

central chimney
10:12 roof pitch
minimal (6"-9") overhang
cornice return
windows approximately 1:2
proportion, height to width
small panes 12/12
corner boards



TYPICAL CHARACTERISTICS

<i>roof type</i>	gable
<i>roof pitch</i>	9:12 to 12:12
<i>massing</i>	simple
<i>layout</i>	one or one and a half rooms wide with length of house parallel to street
<i>entry</i>	generally articulated trim at the front entrance, sometimes with transom above
<i>eave height</i>	one story
<i>siding</i>	wood clapboard or shingle; or clapboard at front elevation and shingle at other elevations
<i>windows</i>	double hung sashes with smaller panes generally in patterns of 12/12, 8/12, 9/9, 6/9, 6/6; symmetrical placement
<i>door</i>	usually four-paneled, sometimes stave with or without lite
<i>trim</i>	simple
<i>chimney</i>	brick, central location